



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 22, 2005

*III. 4.*

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-05-30  
(SIX-MONTH TIME EXTENSION FOR PA-94-24 AND PA-04-12)  
1100 BRISTOL STREET

DATE: AUGUST 11, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

## PROJECT DESCRIPTION

The applicant is requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2005, to March 1, 2006.

## APPLICANT

Bristol Street Mini Storage, LLC, is requesting approval of the time extension and representing the property owner, County of Orange.

## RECOMMENDATION

1. Deny by adoption of Planning Commission resolution.
2. Reiterate requirement that the site must be vacated by September 1, 2005.

WENDY SHIH  
Associate Planner

R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

**BACKGROUND**

In 1994, the County made the property available for lease for a 10-year period. On April 25, 1994, the Planning Commission approved a limited-term conditional use permit (CUP) for a mini-storage facility on the property. The CUP was approved for 10 years, to expire on April 25, 2004. On April 12, 2004, responding to an application by the business owner, the Planning Commission extended the CUP to September 1, 2004, to coincide with the expiration date of the current County lease. On August 23, 2004, the Planning Commission granted another time extension to expire on September 1, 2005, to allow the County of Orange sufficient time to complete the RFB (Request for Bids) process. Bristol Street Mini Storage (BSMS) has been under a month-to-month rental agreement.

The applicant is now requesting a further 6-month extension of the CUP, to expire March 1, 2006.

**DISCUSSION**

Staff is recommending denial for a further extension of the CUP because a number of new developments had been built in the area since the original CUP approval in 1994. Staff feels that the cargo container storage facility is no longer compatible with the area. Staff also believes that the project does not reflect a quality development on this major street. Specifically, other than the main driveway entrance, the site is not paved, the structures and site improvements (other than the landscaped front setback) are aesthetically unpleasing, and the storage facility is highly visible from both the Costa Mesa (SR 55) and Corona Del Mar (SR 73) Freeways.

When Planning Commission approved the one-year time extension in August 2004, it was based on the understanding that the County was to submit RFBs in mid-October and a lease could be awarded by the first quarter of this year. The successful bidder would then be given a period of time to secure any necessary permits from the City before the final lease would be signed and site improvements could begin. However, the County postponed its RFB process and intends to offer the property for public bid in November 2005. Since the City has no way of knowing when that process would be concluded, staff recommends against incremental extension of the CUP.

Both County staff and the business operator have been advised that staff would not support a request to extend the CUP beyond the September 1, 2005, expiration, and that staff would recommend the site be vacated by September 1, 2005, per condition of approval number 2 in the previous time extension (see attached letters).

**ALTERNATIVES**

If the time extension were denied, the storage use could not remain on the property. Staff is recommending that Planning Commission require the site be vacated by September 1, 2005, per condition of approval number 2 in PA-04-12.

If the Planning Commission wishes to approve the applicant's request, the County could continue to lease the property to BSMS until March 1, 2006, and would be required to vacate by March 1, 2006, when the permit expires.

**CONCLUSION**

Based on the above discussion, staff is recommending denial of the extension. Staff believes that the storage facility is no longer compatible with, and does not contribute to the overall appearance of the area.

Attachments:      Draft Planning Commission Resolution  
                          Exhibit "A" – Findings  
                          Exhibit "B" – Conditions of Approval  
                          Applicant's Project Description and Justification  
                          Location Map  
                          Plans/Photos  
                          Letters to the County/Applicant

cc:      Deputy City Manager - Dev. Svs. Director  
             Sr. Deputy City Attorney  
             City Engineer  
             Fire Protection Analyst  
             Staff (4)  
             File (2)

Lee Jamieson  
 P.O. Box 82515  
 Bakersfield, CA 93380

County of Orange  
 Resources and Development Management Dept.  
 Attn: Jack Stribling, Real Estate Services  
 300 N. Flower St.  
 Santa Ana, CA 92702

File: 082205PA0530

Date: 080905

Time: 1:30 p.m.

**RESOLUTION NO. PC-05-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-05-30**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bristol Street Mini Storage, LLC, representing County of Orange, owner of real property located at 1100 Bristol Street, requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2005, to March 1, 2006, within the C2 (General Commercial) zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 22, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES** Planning Application PA-05-30 with respect to the property described above.

**PASSED AND ADOPTED this 22<sup>nd</sup> day of August, 2005.**

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Chair, Costa Mesa  
Planning Commission

STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on August 22, 2005, by the following votes:

AYES:       COMMISSIONERS

NOES:       COMMISSIONERS

ABSENT:     COMMISSIONERS

ABSTAIN:    COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"**

**FINDINGS**

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the development is not compatible with developments in the same general area. Specifically, other than the main driveway entrance, the site is not paved, the structures and site improvements (other than the landscaped front setback) are aesthetically unpleasing, and the storage facility is highly visible from both the Costa Mesa (SR 55) and Corona Del Mar (SR 73) Freeways. Granting the conditional use permit would allow a use, which is not in accordance with the intent of the general plan designation for the property.
- B. The project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The development is not compatible with others in the area.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL (If Project Is Approved)**

- Plng.
1. All applicable conditions of approval for PA-94-24 and PA-04-12 shall continue to be complied with.
  2. The conditional use permit herein approved shall be valid until, and the site shall be vacated by, March 1, 2006. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.

# Bristol Street Mini Storage, LLC

3101 State Road Bakersfield, California 93308 \*\*\* P O. Box 82515 Bakersfield, California 93380-2515

! Phone: 661 393-7000 ! Fax: 661 393-8738

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

July 14, 2005

City of Costa Mesa  
Mr. Don Lamm - Director of Planning  
77 Fair Drive  
Costa Mesa, CA 92626

JUL 18 2005  
Delivered by  
Airborne Express

Re: Extension of conditional use permit for 1100 Bristol St. – Costa Mesa

Dear Mr. Lamm:

Enclosed please find our application for a six month extension of the Conditional Use Permit for our mini-storage at 1100 Bristol St. Along with the application, we have enclosed a letter from the County of Orange supporting our extension; and a check in the amount of \$355.

When we applied for our initial one year extension last summer, the county had planned to put the property out to bid for a renewal of the lease and have that process completed by the first quarter of 2005. In the interim, the county pulled the property to study whether it would be needed for its internal use to accommodate the relocation of an existing County use. The County has now determined that the property is available to be placed out to bid. The county has committed to providing a bid schedule prior to the August Planning Commission meeting.

If we are the successful bidder in the process, we will be applying for a long term extension of our conditional use permit. At that time, we hope to sit down with the city and attempt to address any and all of the city's concerns regarding our long term use of the property. If we are unsuccessful in our bid, then we plan to shut the facility down within 60 days to allow our 800+ tenants time to move out and find other storage. If we must shut down, this will create an extreme hardship on the tenants as the vacancy rate for almost all storage facilities in Orange County is less than 7%.

We have enjoyed being a part of the City of Costa Mesa for the past ten years and servicing the hundreds of people and businesses that use our facility. We hope that you will look favorably on our request for a short term extension.

Sincerely,

  
Lee Jamieson  
Bristol Street Mini Storage, LLC  
Manager

Cc: Mr. Jack Stribling  
County of Orange  
300 North Flower St.  
Santa Ana, CA 92703

CC: Mr. Peter Buffa (facsimile)





# COUNTY OF ORANGE

## RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

*Bryan Specgle, Director*

300 N. Flower Street  
Santa Ana, CA

P.O. Box 4048

Santa Ana, CA 92702-4048

Telephone: (714) 834-2300

Fax: (714) 834-5188

July 11, 2005

Don Lamm

Director of Planning

City of Costa Mesa

77 Fair Drive

Costa Mesa, CA 92626

Dear Mr. Lamm:

I am in receipt of the letter from Wendy Shih of your staff dated June 1, 2005, informing us of the upcoming expiration date for the Condition Use Permit (CUP) issued to Bristol Street Mini Storage (BSMS). As you are aware, the Orange County Flood Control District postponed its Request for Bids (RFB) process while it studied a possible use of the property for District needs. The District has decided that the property will not be suitable for its use. Therefore, the District intends to offer the property for public bid sometime around November of 2005.

As you are aware our tenant BSMS successfully lobbied the City's Planning Commission for a one-year extension in order to have an opportunity to compete in our bidding process. Because of the District's study of the property for its use, the bidding process has been delayed.

BSMS is currently operating its facility under a month to month rental agreement until such time it has an opportunity to participate in our RFB process or until the expiration of the CUP. It is my understanding that BSMS will seek a short term extension of the CUP in order to have an opportunity to participate in the upcoming RFB process. The District would prefer to continue receiving its revenue stream until such time that a successful bidder is selected for the property. If BSMS is not the successful bidder or it is not successful in its efforts to extend the CUP, we will issue the required Notice to Vacate immediately.

If you should have any questions, please call me at (714) 834-5585.

Sincerely,

Jack Stribling

Senior Real Property Agent

cc: Lee Jamieson, Bristol Street Ministorage

# AERIAL PHOTOGRAPH

1100 Bristol Street



## Legend

Street Names  
Parcel Lines  
City Boundary  
Ortho  
Photography  
Parcels



# SITE PLAN BRISTOL STREET INSTANT RV & MINI STORAGE

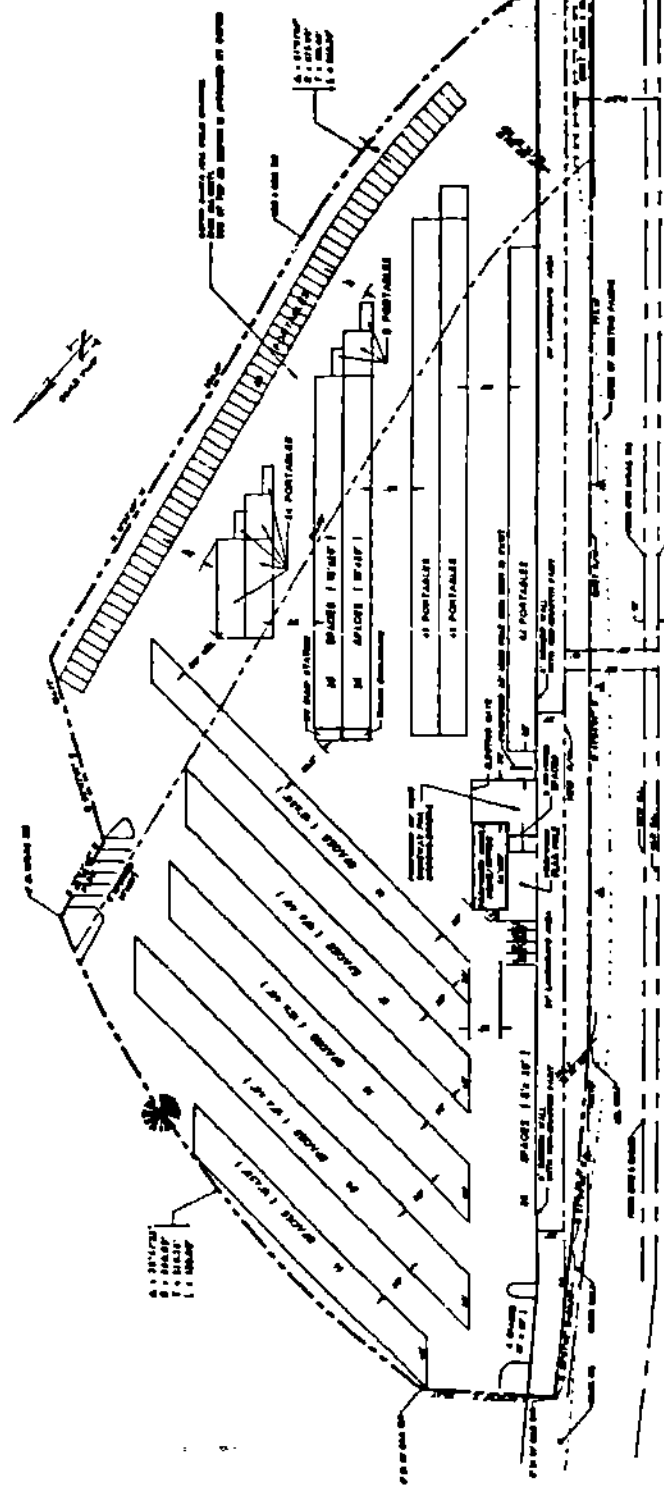
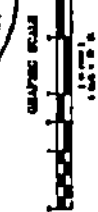
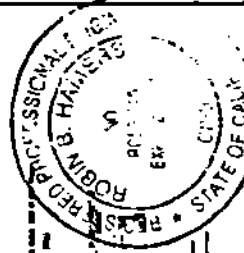
## SITE INFORMATION

LOT AREA: 17,100 S.A. MEASURE  
INCL. EXIST. ST. ADJACENT

CALCULATED DISTANCE:  
1. TOTAL DISTANCE  
2. DISTANCE FROM  
3. DISTANCE FROM

EXISTING BUILDING AND EXISTING DRIVEWAY  
DISTANCE FROM

1. DISTANCE FROM DRIVEWAY  
2. DISTANCE FROM ST.



<b>SITE PLAN</b> BRISTOL STREET INSTANT RV & MINI STORAGE COSTA MESA		SCALE: 1" = 10' DATE: 11/11/98 DRAWN BY: J. H.
PROPERTY OWNER: COSTA MESA, CALIF.	APPLICANT: INSTANT STORAGE COSTA MESA, CALIF.	PROJECT NO.: 11/11/98
PREPARED BY: ROBIN B. HAINES, P.E. 10000 12/31/98		



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

June 1, 2005

Jack Stribling, Real Property Division  
County of Orange  
Resources and Development Management Dept.  
300 N. Flower St.  
Santa Ana, CA 92702

**SUBJECT: TIME EXTENSION PA-04-12**  
**1100 BRISTOL STREET, COSTA MESA**

Dear Mr. Stribling:

The purpose of my letter is to bring your attention to a matter that is of considerable concern to the City of Costa Mesa. On April 25, 1994, the Planning Commission approved a limited-term conditional use permit (CUP) for a mini-storage facility on the above referenced, County-owned property. On April 12, 2004, the Planning Commission extended the CUP to September 1, 2004. On August 23, 2004, the Planning Commission granted another time extension to expire on September 1, 2005. A condition (no. 2) was included to require that the site be vacated by the CUP expiration date.

Since the CUP expires in three months, we will expect to see business operations shut down before that date, with removal of storage containers and other improvements – with the exception of the front landscaped setback and block wall – to be completed.

If you have any questions, please feel free to contact me at (714) 754-5136. The best time to reach me is between the hours of 1 p.m. and 5 p.m., Monday through Friday.

Sincerely,



WENDY SHIH

Associate Planner

cc: Lee Jamieson  
P.O. Box 82515  
Bakersfield, CA 93380

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## CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

August 2, 2005

### **CERTIFIED MAIL**

Lee Jamieson  
P.O. Box 82515  
Bakersfield, CA 93380

**SUBJECT: TIME EXTENSION FOR PLANNING APPLICATION PA-04-12  
1100 BRISTOL STREET, COSTA MESA**

Dear Mr. Jamieson:

This letter is to inform you that the subject application has been deemed complete and is ready for processing. The subject application has been scheduled for the Planning Commission meeting of Monday, August 22, 2005. The meeting will be held in the City Council Chambers (77 Fair Drive) and will commence at 6:30 p.m.

Please note that staff will not support the request to extend the existing conditional use permit beyond its September 1, 2005 expiration. If the Planning Commission denies the time extension, staff will recommend that the property be subject to the existing condition of approval No. 2, which requires the site be **vacated** by September 1, 2005.

Sincerely,

WENDY SHIH  
Associate Planner

cc: Jack Stribling, Real Property Division  
County of Orange  
Resources and Development Management Dept.  
300 N. Flower St.  
Santa Ana, CA 92702

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# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**CERTIFIED MAIL**

August 9, 2005

Jack Stribling, Real Property Division  
County of Orange  
Resources & Development Management Department  
300 North Flower Street  
Santa Ana CA 92702

**RE: TIME EXTENSION PA-05-30  
BRISTOL STREET MINI-STORAGE  
1100 BRISTOL STREET**

Dear Mr. Stribling:

The time extension request for the Bristol Street Mini-Storage (Planning Application PA-05-30) at 1100 Bristol Street is scheduled for a public hearing before the City of Costa Mesa Planning Commission on August 22, 2005. Planning Division staff has reviewed the requested extension and, consistent with our recommendation on the last time extension request heard by the Planning Commission on August 23, 2004, will be recommending denial of the current time extension. Also, as indicated in a letter dated June 1, 2005, from Associate Planner Wendy Shih, we expect the business to cease operations and to vacate the site before September 1, 2005, the current time extension deadline. Failure to do so will force us to explore available remedies to abate the use of the site as a mini-storage facility.

Should you have any questions, please feel free to call my office at (714) 754-5610.

Sincerely,

R. MICHAEL ROBINSON, AICP  
Assistant Development Services Director

cc: Lee Jamieson  
PO Box 82515  
Bakersfield, CA 93380

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